

April 1, 2009

PLANNING, BUILDING, & CODE ENFORCEMENT

Housing and Community Development 1800 Third Street P.O. Box 952050 Sacramento, CA 94252-2050

new



Subject: 2008 Annual Report on the Implementation of the Housing Element.

# Dear Sir or Madam:

Pursuant to Section 65400 of the California State Government Code, the City of Rancho Palos Verdes is pleased to submit its Annual Report regarding the current status of the Housing Element and the progress towards its implementation between January 1, 2008 and December 31, 2008. The document was reviewed by the City's Planning Commission on February 24, 2009 and subsequently reviewed and adopted by the City Council on March 17, 2009.

If you have any questions, or need additional information regarding the enclosed document, please do not hesitate to contact me directly at (310) 544-5228.

Sincerely,

Leza Mikhail

Associate Planner

Enclosure: 2007 Annual Report on the Implementation of the Housing Element

cc: Project File

# 2008 ANNUAL REPORT ON THE IMPLEMENTATION OF THE RANCHO PALOS VERDES GENERAL PLAN



PREPARED BY:
DEPARTMENT OF PLANNING,
BUILDING AND CODE ENFORCEMENT
CITY OF RANCHO PALOS VERDES

SUBMITTED FOR:
GOVERNOR'S OFFICE OF PLANNING AND RESEARCH
STATE OF CALIFORNIA

APR 1 4 2000

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# INTRODUCTION

The purpose of this report is to comply with the requirements of Section 65400(b)(1) of the California State Government Code, which requires that an annual report be submitted to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development. The annual report must provide information regarding the status of the City's General Plan and the progress on its implementation, including the progress in meeting its share of regional housing needs. The General Plan is a comprehensive planning document intended to guide development for the City.

State law requires that each adopted general plan address a minimum of seven issues (i.e., "elements"). Each element covers a certain aspect of the City's growth and development, and must be consistent with the other elements. The seven mandatory elements include Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety (including Seismic Safety). Additional optional elements may be included, as deemed appropriate by each city, depending on the unusual characteristics or development concerns of the jurisdiction. In reference to the City's natural scenic vistas, the Rancho Palos Verdes General Plan includes an optional Scenic Highway element. Although each of the mandatory and optional elements are contained within the City's document, the Rancho Palos Verdes General Plan addresses each element in broader categories, where the discussions regarding each mandatory element are integrated (and may overlap one another) throughout the document, as opposed to separate headings for each mandatory element.

The broader categories adopted in the City of Rancho Palos Verdes' General Plan include the NATURAL ENVIRONMENT ELEMENT, which includes the mandatory Land Use, Conservation and Open Space elements; SOCIO/CULTURAL ELEMENT, which includes the mandatory Conservation and Open Space elements; and the URBAN ENVIRONMENT ELEMENT, which includes the mandatory Land Use, Circulation, Housing, Conservation and Open Space, Safety, Seismic Safety, and Noise elements, as well as the optional Scenic Highway element. In addition, the City's General Plan includes a separate LAND USE PLAN ELEMENT that includes additional discussion regarding conservation, open space housing and seismic safety; and a FISCAL ELEMENT, which includes discussions regarding conservation, open space, and transportation (trails and bikeways). Finally, the City has an updated adopted HOUSING ELEMENT document, which was adopted by the City Council in 2001 and certified by the California Department of Housing and Community Development (HCD).

The Annual Report individually illustrates each of the seven state mandated elements of the General Plan rather than the broader categories discussed above. Each element provides a list of actions taken by the City between January 1, 2008 and December 31, 2008, followed by a reference to the appropriate policy that is implemented by the action. The full text of each policy and goal implemented begins on page 16 of this report.

# STATUS OF THE GENERAL PLAN

The City of Rancho Palos Verdes was incorporated in 1973 in response to high-density development proposals along the scenic coastal bluffs that help define the character of the Palos Verdes Peninsula. Subsequently, the Rancho Palos Verdes General Plan was prepared and adopted on June 26, 1975. The adopted goals are related to minimizing density along the coastal bluff areas, maintaining the rural character of the community, recognizing and managing unique resources, and identifying and protecting areas with significant development constraints such as sloped areas and areas of geologic instability. These goals of the City are the same today.

Although the General Plan has not been updated since it was adopted in 1975, a total of 21 amendments have been made, all of which are summarized on page 4. However, it is important to note that the City Council has authorized a comprehensive update to the General Plan. In May, 2002, the City Council began this process by forming a General Plan Update Steering Committee composed of various appointed City officials and other City residents. The purpose of the Steering Committee was to take a first look at the existing goals and policies and to make recommendations to the City Council as to what needs updating. The Committee met on an average of once a month for 26 months. After over two years of work, on November 4, 2004, the General Plan Update Steering Committee completed their task of reviewing all of the existing goals and policies of the 1975 General Plan. At their December 21, 2005 meeting, the City Council directed Staff to proceed with factual updates within the General Plan for future review by the Planning Commission and City Council and disbanded the Committee. City Staff has obtained consultant assistance with the update and expects to bring the update to the Planning Commission for review in mid 2009.

A majority of the General Plan is implemented through the City's Development Code, which was recently revised, with the latest revision adopted in October 2008.

Based on population figures from the U.S. Census Bureau, Census 2000, the City's population has grown by only 5,145 since incorporation 29 years ago. Further, the City's single-family housing units have increased by only 241 units between 1990 and 2000, which demonstrates the consistency of development in the City with the low density and semi-rural character goals and policies contained in the General Plan.

In December 2000, the City Council approved a Draft Housing Element in accordance with State requirements, which was forwarded to the Department of Housing and Community Development (HCD) for review and comment. After addressing HCD comments, on August 21, 2001, the City Council adopted the final Housing Element. In a September 20, 2001 letter from HCD, the City was notified that the Final Housing Element "meets the statutory requirements of State housing element law" and is thereby in full compliance with State Law. This was the first time since incorporation (1973) that the City has an adopted Housing Element that has been certified by HCD.

The City recently embarked upon a General Plan Amendment to update the City's Housing Element in accordance with State Housing Law. Working with the City's Housing Element Consultant, Staff prepared a *Preliminary Draft Housing Element*, which was reviewed by the Planning Commission on February 12, 2008 and subsequently by the City Council on March 4, 2008. After the City Council approved the *Preliminary Draft Housing Element*, Staff forwarded the draft document to the California Department of Housing and Community Development (HCD) for review. HCD provided City Staff with comments on the document on May 9, 2008. After receipt of HCD's comment letter, Staff worked with the City's Housing Consultant to amend the Draft Housing Element by including the information requested by HCD. The Planning Commission review and approved the amended document on May 27, 2008 and the City Council approved the amended document on June 17, 2008. Subsequently, Staff forwarded the document to HCD for review. The City is currently waiting to hear from HCD regarding compliance with State Law and final certification and approval of the updated Housing Element.

The actions taken by the City between January 1, 2008 and December 31, 2008 are consistent with the goals and policies contained within the City's General Plan. The City continues to implement these goals and policies with decisions that balance community needs, property rights, and the health and welfare of the general public. The City Council, Planning Commission, and Staff continue to adhere to a vision for the City: to promote a well informed and educated public with regard to City issues, problems, and services; a friendly responsive and competent City government; a safe community in which to live and work; a community with a sound economic base; a sound financial base to support and maintain vital City services; reductions to long-term public infrastructure costs within the City; and, a well maintained, balanced, and aesthetically pleasing community.

	ADOPTED AMENDMENTS TO THE GENERAL PLAN				
No.	Location	DESCRIPTION	DATE		
2	Tract 28750 – Peacock Ridge and Highridge Road	Change land use designation, from RS 2-4 DU/Acre to RS 4-6 DU/Acre	10-4-77		
3	Coastal Zone	Establish regulations for development in the Coastal Zone	12-19-78		
4	Tract 27832, Lots 1-8 Indian Valley Road	Change non-conforming land use from Single-family to Multi-family	9-5-78		
5	Ave. Esplendida & Ave. Classica     Indian Valley Rd. & Armaga     Spring Road	Change land use from Institutional to RS 2-4 DU/Acre on two former school sites	10-2-79		
6	980 Silver Spur Road	Change land use from Commercial Office to Commercial Retail – remove Natural Overlay Control District	6-17-80		
9	City Wide	Amend Housing Element Policies	9-23-81		
10	Abalone Cove Shoreline Park	Change land use from Agriculture to Commercial Recreational & amend Coastal Plan to allow visitor serving uses in Coastal Zone	4-20-82		
11	Paseo Del Mar at La Rotunda	Change land use from Institutional to RS 1 DU/Acre	9-7-82		
12	(Golden Cove) PV Drive West at Hawthorne Blvd.	Change land use from Commercial Retail to RS 6-12 DU/Acre	8-7-84		
13	Ladera Linda 32201 Forrestal Drive	Change land use from Institutional to RS 2-4 DU/Acre	9-7-82		
14	Eastview Annexation	Amend General Plan to include policies/land use designations for Eastview Annexation	9-7-82		
16	28041 Hawthorne Blvd.	Change land use designation from Res to Commercial	9-13-88		
18	City Wide	Housing Element Update	9-18-90		
20	City Wide	Amendment to the Housing Element	8-18-92		
21	City Wide	Amend the General Plan to eliminate non-conforming auto service stations	11-3-93		
22	City Wide	Amend the General Plan to incorporate the trail and bikeway policy from the Conceptual Trails Plan	11-6-91		
23	6108, 6118, 6124 PV Drive South	Change land use designation from RS 2-4 DU/Acre to Commercial Office	3-4-97		
24	5325 Ironwood and 5303 Bayridge	Change land use designation from RS 2-4 DU/Acre to RS 1 DU/5-Acres	3-17-98		
29	City Wide	Housing Element Update	8-21-01		
ZON2003 -00036	6100 Palos Verdes Drive South	Change land use designation from Commercial Office (CO) to Residential	4-22-03		

ADOPTED AMENDMENTS TO THE GENERAL PLAN				
ZON2003 -00250	Several properties within the San Ramon Canyon area.	General Plan Amendment and Zone Change to move OH boundary line and change the land use designation on several properties from OH to RS 2- 4 DU/Acre	12-6-05	
ZON2007 -00134	3324 Seaclaire Drive	General Plan Amendment and Zone Change to move OH boundary line and change the land use designation from OH to RS 3	11-10-07	
ZON2007 -00072	28220 Highridge Road	General Plan Amendment and Zone Change for a 0.010-acre portion of a 28-unit condominium project (to be annexed from the City of Rolling Hills Estates) to change the land use designation from I to RM 12-22 DU/Acre	10-21-08	

Notes: Amendment Nos. 1, 7, 17, 25, 26, 27, 28 and 30 were withdrawn Amendment No. 8 was tabled in 1982 indefinitely

Amendment Nos. 15, 19 and ZON2005-00536 were denied

Amendment No. 27 and 30 are incomplete

# ACTIONS TAKEN BETWEEN JANUARY 1, 2008 AND DECEMBER 31, 2008 TO IMPLEMENT GENERAL PLAN

Listed below are actions taken by the City of Rancho Palos Verdes towards implementation of the General Plan between January 1, 2008 and December 31, 2008.

Although the City of Rancho Palos Verdes General Plan contains broader categories, each of the required elements is contained within these broad categories. Page one of this report indicates where each mandatory element is included within the City's General Plan. As such, the following information is intended to specify and highlight each mandatory element, with a brief definition and the actions taken to implement the General Plan. The applicable policy number and page number where each policy can be found in the General Plan follows each action. However, a list of each policy as specified in the General Plan and referenced in this document, begins on Page 16 of this report.

By mandatory element, the following actions occurred:

#### I. LAND USE ELEMENT

The Land Use Element designates the general distribution and intensity of uses of the land for housing, businesses, industry, open space, natural resources, education, public buildings and grounds, waste disposal services, and other categories of public and private use. This element serves as the central framework for the entire plan and is intended to correlate all land uses into a set of coherent development policies.

- ⇒ Continued implementation of the Development Code through the processing of relevant development applications. (Urban Environment Element Housing Activity Policy Nos. 1-5 and 10-18, Page 78 & Urban Environment Element Safety Policy Nos. 7 and 8, Page 175)
- ⇒ Approved miscellaneous minor revisions to the Trump National Golf Club (formally known as Ocean Trails) project consisting of 59 single-family residences and an 18-hole golf course. (Urban Environment Element Housing Activity Policy Nos. 2, 13 and 15, Page 78)
- ⇒ Approved the completion of 1 new single-family residence in a portion of the 79-lot Oceanfront Estates project. (Urban Environment Element Housing Activity Policy Nos. 2, 13, and 15, Page 78)
- ⇒ The City Council authorized a partnership with the Annenberg Foundation to improve Lower Point Vicente Park with the construction of an animal education facility, outdoor exhibits and site improvements (Natural Environment Element Policy Nos. 6, 7, 9, 10, 11, 12, 15 Pages 44-45, Socio/Cultural Element Current Social, Service, and Cultural Organizations

Policy No. 3, Page 51; Socio/Cultural Element – Social Services Polisy No. 12, Page 55; Urban Environment Element – Activity Areas, Goals C and D, page 56; Urban Environment Element – Recreational Activity, Policy Nos. 3 and 11, Page 99).

- ⇒ Approved modifications to the layout of the Terranea Resort and Spa. Recent activity includes the construction of Hotel, Villas, Casitas, ancillary structures (spa and restaurants) and site improvements are currently underway. (Specific Plan Policy No. 2, Page U-28, Natural Environment Element Policy Nos. 14 and 15, Page 45, Urban Environment Element Housing Activity Policy Nos. 10, 13, 14, 15, and 17, Page 78, Urban Environment Element Recreational Activity Policy Nos. 1 and 4, Page 99, Urban Environment Element Transportation Systems Policy Nos. 6 and 7, Page 137, Urban Environment Element Infrastructure Policy No. 8, Page 138, and Urban Environment Element Disposal/Recovery System Policy Nos. 4 and 8, Page 112)
- ⇒ Approved the installation of various antenna panels for cellular telephones and personal communication systems on private and public property throughout the City. (Urban Environment Element Goal on page preceding Page 101; and Urban Environment Element –Infrastructure Policy No. 8, Page 138)
- ⇒ Approved a new 7-Eleven convenience store and gasoline station at the former Unocal 76 service station site located at the southeast corner of Hawthorne Boulevard and Palos Verdes Drive West. The project includes demolishing the existing automotive repair building and constructing a new 2,754 square foot 7-Eleven convenience store building, upgrades to the existing fuel dispensers, signage, new landscaping, a new trash enclosure, 14 on-site parking spaces, off-site sale of beer and wine, and an automated teller machine (ATM) inside the building (Urban Environment Element Commercial Activity Policy Nos. 3, 4, and 5).
- ⇒ Approved a new, 28-unit condominium project on the site of an abandoned former Verizon facility located at 28220 Highridge Road. The project includes the provision of two (2) dwelling units that will be made affordable for sale to very-low-income households (Urban Environmental Element Goal on page preceding Page 55; Housing Activity Policy No. 2, Page 78; and General Plan Housing Element Program Categories Nos. 1, 2 and 3).
- ⇒ Approved a new, 7,116-square-foot commercial office building located on a vacant lot at the northwest corner of Hawthorne Boulevard and Crest Road. The project includes subterranean and surface parking, on-site signage and landscaping (Sensory Environment Goal on page preceding Page 177 and Visual Aspects Policies Nos. 1, 7, 8 & 9, Page 192; and Urban Environment Element Commercial Activity Policy Nos. 3, 4, and 5).

# II. CIRCULATION/TRANSPORTATION ELEMENT

The Circulation/Transportation Element serves as an infrastructure plan and must be correlated with the Land Use Element. This element identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, trails, terminals, and other local public utilities and facilities.

- ⇒ Continued allocation of Proposition-A funds for bus stop shelter maintenance and improvements, the PV Transit/Dial-a-Ride programs and the Municipal Area Express (MAX) Transit system. The bus shelter at Palos Verdes Drive South was reconstructed. (Socio-Cultural Element Social Services Policy No. 2, Page 55; Urban Environment Element Transportation Systems Policy Nos. 4 and 5, Page 137; and Urban Environment Element –Infrastructure Goal, page preceding Page 101) Maintenance work on various bus shelters will be completed by April 2009.
- ⇒ Continued allocation of Proposition-A funds for bus stop shelter maintenance and improvements, the PV Transit/Dial-a-Ride programs and the Municipal Area Express (MAX) Transit system. New bus shelters were constructed at Palos Verdes Drive South at Tramonto Drive and Seahill Drive, and Hawthorne Boulevard at the Salvation Army; two bus shelters were repaired (Palos Verdes Drive East at Via Canada and Hawthorne Boulevard at Los Verdes Drive). (Socio-Cultural Element Social Services Policy No. 2, Page 55; Urban Environment Element Transportation Systems Policy Nos. 4 and 5, Page 137; and Urban Environment Element –Infrastructure Goal, page preceding Page 101)
- ⇒ Continued implementation of the City-wide Residential Street Overlay program to conduct studies to identify streets that require maintenance, upgrades and/or improvements. City has a Pavement Management Plan to identify maintenance. (Urban Environment Element –Infrastructure Goal, page preceding Page 101)
- ⇒ Continued implementation and updated the City-wide Neighborhood Traffic Calming program to provide traffic calming tools for increased livability and safety.
- ⇒ Allocated Gas Tax funds for street slurry seal, and street and sidewalk repair throughout the City. (Urban Environment Element –Infrastructure Goal, page preceding Page 101)
- ⇒ Allocated General Fund revenues to public safety and road improvements, maintenance, and construction programs. Completed installation of the

- Toscanini Neighborhood Speed Hump project. (Urban Environment Element –Infrastructure Goal, page preceding Page 101)
- ⇒ Completed traffic enhancements at a number of locations throughout the City. Improved roadway signing, striping and pavement markings were installed along Palos Verdes Drive East and Miraleste Road. A Traffic signal was installed at Palos Verdes Drive South and Terranea Way. (Urban Environment Element Infrastructure Goal, page preceding Page 101)
- ⇒ Reviewed truck-hauling routes for trucks transporting construction-related material and equipment. (Urban Environment Element Noise Aspects Policy No. 6, Page 187)
- ⇒ Continued to maintain roadway pavement striping and associated signs throughout the City.
- ⇒ Continued the rehabilitation of storm drain improvements throughout the City. (Urban Environment Element Disposal/Recovery System Policy No. 4, Page 112)
- ⇒ Completed a program of improvements to the City's arterial roadway network in accordance with the recommendations of the Pavement Management Program. The Residential Overlay and Slurry was completed as well. (Urban Environment Element –Infrastructure Goal, page preceding Page 101)
- ⇒ Funds from the adopted City-wide Storm Drain User Fee were used to fund improvements and maintenance to the City's aging storm drain system. System improvements are identified in the City's Storm Drain Master Plan. Projects currently in progress are the Sunnyside Ridge new storm drain outlet system, McCarrell Canyon backbone storm drain system, storm drain lining, storm drain cleaning and inlet/outlet maintenance operations. (Urban Environment Element Infrastructure Goal B, Page 100.)
- ⇒ Completed an emergency repair project to replace a large diameter storm drain pipe in upper Montemalaga Canyon.
- ⇒ Completed the relocation of the Alida Place storm drain.
- ⇒ Entered into an agreement with Los Angeles County to install catch basin filtration devices. The devices were installed and project completed in March 2007. Funding for the project was provided through Proposition 50, the Santa Monica Bay Restoration Grant Program. (Urban Environment Element Disposal/Recovery System Policy No. 6, Page 112).

- ⇒ City Hall Sewer Lateral Rehabilitation: Repairs to sewer laterals were completed in January 2007. (Urban Environment Element Disposal/Recovery System Policy No. 6, Page 112).
- ⇒ Adopted The Preserve Trails Plan for the Palos Verdes Nature Preserve to identify trail routes and trail uses (Urban Environment Element Infrastructure, Goal B, Page 100; Urban Environment Element Transportation Systems, Policy Nos. 6, 11, 13, 15, 16, 24, 25

# III. OPEN SPACE ELEMENT, AND

## IV. CONSERVATION ELEMENT

The Open Space Element is the plan for the "comprehensive and long range preservation and conservation of open space land..." (Govt. Code Section 65563). It must specify plans and measures for preserving open space for natural resources, for managing the production of resources, for outdoor recreation, and for public health and safety.

The Conservation Element addresses the conservation, development, and use of natural resources, including water, forests, soils, waterways, wildlife, and mineral deposits. It may consider issues such as flood control, water and air pollution, erosion, conversion of farmland, endangered species, and habitats.

- ⇒ Continued efforts to acquire 212 acres of open space land in the Upper Filiorum area of Portuguese Bend. (Natural Environment Element Policy No. 14, Page 45, and Urban Environment Element Housing Activity Policy No. 17, Page 78)
- ⇒ Construction nearly complete on the 2.2 acres public-park and public trail system at the Terranea Resort and Spa. (Urban Environment Element Infrastructure Goal B, Page 100.)
- ⇒ Completed the Forestall drainage system improvement project to minimize flooding and erosion to existing trails in the area. Completed the Klondike Canyon Trail re-construction project to minimize flooding and erosion to existing trails in the area and to improve traffic safety.
- ⇒ Continued to work with the State and Federal Wildlife agencies toward final approval of the Sub-area Plan for the Natural Communities Conservation Planning (NCCP) program, which creates a habitat and open space preserve. (Natural Environment Element Policy Nos. 4, 7, and 14, Page 45)
- ⇒ The Public Use Master Plan (PUMP) Committee to reviewed the trail routes and uses within the City's PV Nature Preserve. Staff and the PVPLC are preparing the final Public Use Master Plan for the PV Nature Preserve for

- approval by the City Council. (Urban Environment Element Recreational Activity Policy No. 2, Page 99).
- ⇒ The City Council adopted a Donor Recognition Overlook at Del Cerro Park to recognize donors that contributed to the acquisition of land within the PV Nature Preserve (Natural Environment Element Goal A, Page 3; Natural Environment Element Policy No. 14, Page 44-45, Natural Environment Element Policy No. 7, Page 45)
- ⇒ Received the 2007 Management Report by the Palos Verdes Peninsula Land Conservancy to begin management of the NCCP preserve properties (Natural Environment Element Policy Nos. 4, 7, and 14, Page 45).
- ⇒ Repaired and maintained pedestrian and equestrian trails throughout the city.
- ⇒ Coordinated the use of Founders Park as well as walking and biking trails for public use and access to the coast. Worked with representatives from Trump National to coordinate rentals of Founders Park (Urban Environment Element Recreational Activity Policy No. 1 and 4, Page 99; Urban Environment Element –Transportation Systems Policy No. 6 and 7, Page 137).
- ⇒ Continued to operate the Point Vicente Interpretive Center, which features exhibits on the natural and cultural history of the Peninsula, with a special emphasis on the Pacific gray whale. The premier whale watch site provides spectacular opportunities to view the annual migration of the Pacific gray whale from December through April (Socio-Cultural element Social Services Policy No. 12, Page 55).
- ⇒ Continued to operate a temporary exhibit at the Pointe Vicente Interpretive Center, celebrating the legacy of Marineland, the Nation's second oceanarium, which closed in 1987, after attracting millions of visitors to its coastal site, located less than a mile from the Interpretive Center. (Socio Cultural Element Social Services Policy No. 12, Page 55).
- ⇒ Worked with the Peninsula Seniors to coordinate the continued operation of two temporary trailers near the city maintenance yard on the Upper Point Vicente property. The trailers are used as a classroom and an office. The Seniors expect to have a permanent center of their own at the completion of the Crestridge Estates project (Socio-Cultural Element Current Social, Service, and Cultural Organizations Policy No. 3, Page 51 & Social Services Policy No. 9, Page 55).
- ⇒ Continued to work with the Palos Verdes Art Center on the concept of developing an arts center and recreation facility on the City's Upper Point Vicente property (Urban Environment Element Recreation Activity Policy No. 8, Page 99).

- ⇒ Adopted the Vision Plan, a coordinated master plan consisting of program, design and linkage concepts for land located within the coastal region of the City, that began in June 2006. The Vision Plan is being developed jointly by City Staff, the PVPLC, and the Melendrez landscape architectural firm. The Vision Plan is of special interest to the Annenberg Foundation. (Socio-Cultural Element Social Services Policy Nos. 1 and 8, Page 55 & Urban Environment Element Recreational Activity Policy No. 1, Page 99, & Transportation Systems Policy No. 15, Page 137)
- ⇒ Continued to implement the City's interim Coastal Sage Scrub habitat protection Ordinance. (Natural Environment Element Policy No. 14, Page 45)
- ⇒ Continued use of recycling funds to allocate and implement the beautification grants and the "Recycler of the Month" programs. (Urban Environment Element Disposal/Recovery Policy No. 1, Page 112)
- ⇒ Completed the installation of recycling containers at various City parks and facilities. (Urban Environment Element Disposal/Recovery Policy No. 1, Page 112)
- ⇒ Co-sponsored various nature walks and hikes conducted by the Palos Verdes Peninsula Land Conservancy at various locations throughout the City. (Social-Cultural Element Social Services Policy No. 8, Page 55; and Urban Environment Element Recreational Activity Policy No. 2, Page 99)
- ⇒ Sponsored and co-sponsored a number of special events, including a 4<sup>th</sup> of July celebration, Whale of a Day, a Shakespeare by the Sea performance, Walk on the Wild Side, 42nd annual Palos Verdes Marathon, , Abalone Cove Coastal Clean-up, City 35<sup>th</sup> Anniversary Celebrations, and Breakfast with Santa. (Social-Cultural Element Social Services Policy Nos. 8 & 12, Page 55)
- ⇒ Maintained the trails approved as part of the construction of the Ocean Front Estates development approval. (Urban Environment Element Recreational Activity Policy No. 4, Page 99; Urban Environment Element Transportation Systems Policy Nos. 6 & 7, Page 137)
- ⇒ Monitored the implementation of the Trump National Golf Club Habitat Conservation Program. (Urban Environment Element Housing Activity Policy No. 10, Page 78; and Natural Environment Element Policy No. 14 and 15, Page 44)
- ⇒ Continued to implement the Forrestal Management Plan, which identifies short and long-term improvements to trails on the City's Forrestal Property. Completed improvements to ten of the existing trails within the Preserve and

conducted fuel modification as required by the Los Angeles County Fire Department. (Urban Environment Element –Transportation Systems Policy No. 6 and 11, Page 137)

- ⇒ Continued to implement the formal agreement with the Palos Verdes Peninsula Land Conservancy to re-vegetate, operate and maintain the City's Forrestal Property. (Natural Environment Element Policy No. 7, Page 45; Urban Environment Element Recreational Activity Policy No. 11, Page 99; and Urban Environment Element Transportation Systems Policy No. 6, Page 137)
- ⇒ Staff prepared a formal grant proposal for the competitive Recreational Trails Program offered through the State of California Department of Parks and Recreation, requesting \$224,000 for the preparation of plans and construction of a trail within a City-owned easement (Urban Environment Element Transportation Systems Policy No. 6, Page 137).

## V. SAFETY/SEISMIC SAFETY ELEMENT

The Safety Element establishes policies and programs to protect the community from risks associated with seismic, geologic, floor, and fire hazards. The Safety Element may also contain a broader range of safety-related issues which may be locally relevant, such as the use, transport, and disposal of hazardous materials, power failure, and vehicle accidents, and policing. The Seismic Safety Element establishes policies and procedures to protect the community from risks associated with earthquake hazards. State Law requires this element with the Safety Element.

- ⇒ Allocated General Fund revenues to public safety and road improvements, maintenance, and construction programs. (Urban Environment Element Goal, page preceding Page 101)
- ⇒ Conducted SEMS/NIMS training for all full time staff. (Safety Policy No. 14, Page 175)
- ⇒ Conducted tabletop disaster exercise for designated Emergency Operations Center staff with Los Angeles County Sheriff and Fire representatives. (Safety Policy Nos. 14 and 15, Page 175)
- ⇒ Allocated General Fund revenues to expand emergency communications capabilities by establishing a local volunteer amateur radio network, Peninsula Volunteer Alert Network (PVAN) and a new facility for disaster communications. (Safety Policy No. 14, Page 175)

- ⇒ Coordinated holiday sobriety checkpoints with the Los Angeles County Sheriff's Department (Urban Environment Element Safety Policy No. 10, Page 175)
- ⇒ Continued to provide crossing guard services in certain neighborhoods surrounding schools. (Urban Environment Element Safety Policy No. 1, Page 175)
- ⇒ Renewed agreements with the Los Angeles County Sheriff's and Fire Departments for law enforcement, fire protection and paramedic services and added an additional Deputy to patrol the City. (Urban Environment Element Safety Policy Nos. 3-5, 11, and 13, Page 175)
- ⇒ Coordinated with the Los Angeles County Weed Abatement District for fire hazard and fuel management reductions. (Urban Environment Element Safety Policy Nos. 2 & 6, Page 175)
- ⇒ Prepared Fuel Modification Maps for the Portuguese Bend Nature Preserve with the coordination of the Los Angeles County Fire Department, Los Angles County Weed Abatement District and the Palos Verdes Peninsula Land Conservancy (Natural Environment Element, Policy No. 14, Page 44).
- ⇒ Continued Risk Management Programs with the Emergency Response Team, which is consistent with the Standardized Emergency Management System (SEMS). (Urban Environment Element –Safety Policy No. 14, Page 175)
- ⇒ Continued to enforce the City's Development Code and the Uniform Building Code, which include detailed geologic review requirements. (Urban Environment Element –Safety Policy No. 2, Page 175)

# VI. Noise Element

The Noise Element identifies and appraises noise problems within the community and forms the basis for land use distribution, including current and projected noise level calculations for major noise sources.

- ⇒ Continued the implementation of the Municipal Code regulating hours of construction and operation of mechanical equipment. (Urban Environment Element Noise Aspects Policy No. 1, Page 187).
- ⇒ Reviewed truck-hauling routes for trucks transporting construction-related material and equipment for miscellaneous construction projects throughout the City. (Urban Environment Element – Noise Aspects Policy No. 6, Page 187).

- ⇒ Continued to implement a standard project condition of approval limiting the idling and queuing of trucks and construction equipment at job sites outside of the permitted days and hours for construction activity (Urban Environment Element Noise Aspects Policy No. 6, Page 187).
- ⇒ Reviewed Special Use Permits for temporary events, and required noise monitoring for the events that are likely to create a noise impact on the surrounding residential neighborhoods (i.e.: Wayfarers Chapel and Marymount College). (Urban Environment Element Noise Aspects Policy No. 1, Page 187).
- ⇒ Continued to implement a policy to require property owners to show that mechanical equipment placed within any setback areas provide proof of complying with a minimum 65dB(A) noise level requirement (Urban Environment Element Noise Aspects Policy No. 5, Page 187).

# VII. HOUSING ELEMENT

The Housing Element is a comprehensive assessment of current and projected housing needs for all segments of the community and all economic groups. This element identifies and analyzes existing and projected housing needs and contains a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. In adopting this element, issues such as economic, environmental and fiscal factors, as well as community goals set forth in the General Plan must be considered.

- ⇒ Continued the City's formal Code Enforcement Program to ensure that dwelling units are habitable and being maintained in accordance with the Uniform Building Code. (Urban Environment Element Housing Activity Policy No. 8, Page 78)
- ⇒ Continued the implementation of the Home Improvement Program to provide grants and/or deferred loans to eligible low and moderate income homeowners for necessary minor home repairs, as well as repairs to correct building and safety code deficiencies. (Urban Environment Element Housing Activity Policy No. 3, Page 78)
- ⇒ In accordance with the adopted Housing Element, Staff continued to monitor the development of second units as the City is relying on the development of 8 second units during the program period. (Urban Environment Element Goal, page preceding Page 57, and Urban Environment Element Housing Activity Policy No. 6, Page 78)
- ⇒ Amended Municipal Code Chapter 17.11, "Affordable Housing," making it clear to developers that are required to comply with the City's inclusionary

housing requirements, that the City prefers the physical provision of affordable housing units as part of a development project over the payment of an in-lieu fee. Additionally, the Council increased the amount of the in-lieu fee that a developer may provide if the developer is permitted by the Council to pay an in-lieu fee. The purpose of increasing the amount of the in-lieu fee was to ensure that the amount paid actually covers the cost of providing a low-income unit (Housing Element Goal, Page 2-19 & Housing Element Policy, Page 2-35).

⇒ Executed a professional services agreement with a consulting firm to prepare an amendment to the City's General Plan Housing Element for the planning period between January 1, 2006 through June 30, 2014 (Urban Environment Element – Activity Areas, Goal A, Page 56).

## SPECIFIC PLANS

A Specific Plan is a tool for implementation of the General Plan and contains development goals and guidelines for specified areas and/or districts within the City. To date, the City of Rancho Palos Verdes has adopted five Specific Plans, including the Coastal Specific Plan, which addresses land use and development within the City's Coastal Zone (all land seaward of Palos Verdes Drive West and Palos Verdes Drive South); a Specific Plan for the City's Eastview Park, which is located on land leased from the Los Angeles County Sanitation Districts; as well as three Specific Plan districts along the Western Avenue commercial corridor. During the Period of July 1, 2001 to June 31, 2002, Staff combined the three specific plans that govern Western Avenue, into one reference document, which is user-friendly. Since the text, issues, policies, and standards have not changed, a specific plan amendment was not required. Nonetheless, by Specific Plan District, the following actions occurred between January 1, 2008 and December 31, 2008:

# COASTAL SPECIFIC PLAN (SPECIFIC PLAN NO. I)

Certified in 1981, the Rancho Palos Verdes Coastal Specific Plan provides specific development guidelines and standards for all land located seaward of Palos Verdes Drive West and Palos Verdes Drive South. The lands have been classified by Sub regions (1-8), with specific development criteria provided, based on the unique character of each Sub-region.

⇒ Continued monitoring the development of trails implemented with the construction of the Trump National Golf Club (formally known as Ocean Trails) (Sub-region seven and eight) and the Ocean Front Estates (Sub-region one) development projects. Additionally, the City accepted certain trails, parks and open space areas from the Trump Organization, all of which fall within the City's Coastal Zone (Policy Nos. 1 & 2, Page U-28 of the Coastal Specific Plan).

⇒ Approved minor amendments to the Terranea Resort and Spa site plan, which includes public access trails to the shore, a 2-acre public park, and 100 spaces of public parking. (Policy Nos. 2 & 4, Page U-28 of the Coastal Specific Plan)

# EASTVIEW PARK SPECIFIC PLAN (SPECIFIC PLAN DISTRICT NO. VII)

Certified in 1989, the Eastview Park Specific Plan provides specific use and development standards for the City park located at 1700 Westmont Drive, which was annexed by the City in 1983. The 10-acre property is leased from the Los Angeles County Sanitation Districts, which maintain underground equipment and sewer lines on the property.

⇒ No proposals for development were submitted to the City between January 1, 2008 and December 31, 2008.

# SPECIFIC PLAN DISTRICT NO. II

This Specific Plan area includes properties located at 28901 Western Avenue (southwest corner of Caddington Drive and Western Avenue) – The Terraces Shopping Center. Specific Plan No. II was adopted in 1985 by the City Council.

⇒ No proposals for development were submitted to the City between January 1, 2008 and December 31, 2008.

## SPECIFIC PLAN DISTRICT NO. III

This Specific Plan area includes properties located between 29505 – 29701 Western Avenue. Specific Plan No. III was adopted in 1986 by the City Council.

⇒ No proposals for development were submitted to the City between January 1, 2008 and December 31, 2008.

# SPECIFIC PLAN DISTRICT NO. IV

This Specific Plan area includes properties located between 29019 – 29421 Western Avenue. Specific Plan No. IV was adopted in 1987 by the City Council.

⇒ The Planning Commission approved the conversion of an existing Chevron automobile repair building into a convenience store. The building will be remodeled and renovated with a Mediterranean style architecture, and a new pump island canopy will be constructed that will incorporate the same architectural style to provide a more cohesive on-site architectural style on the site. Further the project includes new signage, new landscaping, a new trash enclosure, modifications to the on-site parking lay-out, off-site sale of beer and wine, and an automated teller machine (ATM) inside the building

(Implemented the design and concepts indicated in the various chapters throughout the Western Avenue Specific Plan). The project is under construction, and is anticipated to be completed by March 2008.

# GOALS & POLICIES IMPLEMENTED BETWEEN JULY 1, 2006 AND DECEMBER 31, 2007

Below is a summary list of the General Plan Policies and Goals, and relevant Specific Plan Policies that were implemented between January 1, 2008 and December 31, 2008, as specified in the actions of the 2008 Annual Report.

#### LAND USE ELEMENT

<u>Urban Environment Element – Housing Activity Policy No. 1, Page 78:</u> Retain the present predominance of single family residences found throughout the community, while continuing to maintain the existing variety of housing types.

<u>Urban Environment Element – Housing Activity Policy No. 2, Page 78:</u> Require all new housing developed to include suitable and adequate landscaping, open space, and other design amenities to meet the community standards of environmental quality.

<u>Urban Environment Element – Housing Activity Policy No. 3, Page 78:</u> Encourage and assist in the maintenance and improvement of all existing residential neighborhoods so as to maintain optimum local standards of housing quality and design.

<u>Urban Environment Element – Housing Activity Policy No. 4, Page 78:</u> Prepare development codes with quality standards, but flexible new technology and techniques of building.

<u>Urban Environment Element – Housing Activity Policy No. 5, Page 78:</u> Support and assist in enforcement of "open housing" regulations to prohibit discrimination in the sale or rental of housing.

<u>Urban Environment Element– Housing Activity Policy No. 10, Page 78:</u> Require all developments which propose open space to be held in private ownership to provide legal guarantees to protect these areas from further development.

<u>Urban Environment Element – Housing Activity Policy No. 11, Page 78:</u> Control the alteration of natural terrain.

<u>Urban Environment Element – Housing Activity Policy No. 12, Page 78:</u> Encourage energy conservation in housing design. <u>Urban Environment Element – Housing Activity Policy No 13, Page 78:</u> Require proposals for development of areas which impact corridor related views to analyzed the site conditions and address the preservation of such views.

<u>Urban Environment Element – Housing Activity Policy No. 14, Page 78:</u> Prohibit encroachment on existing scenic views reasonably expected by neighboring residents.

<u>Urban Environment Element – Housing Activity Policy No. 15, Page 78:</u> Enforce height controls to further lessen the possibility for view obstructions.

<u>Urban Environment Element – Housing Activity Policy No. 16, Page 78:</u> Require proposed housing to show how it ensures the existence of neighboring site privacy, while simultaneously providing privacy to the occupants of the proposed units.

<u>Urban Environment Element - Housing Activity Policy No. 17, Page 78:</u> Make an effort through zoning, cooperation with other governmental entities, and acquisition to preserve the rural and open character of the City.

<u>Urban Environment Element – Housing Activity Policy No. 18, Page 78:</u> Allow no further development involving human occupancy within the active landslide area consistent with statutory and case authority.

<u>Urban Environment Element – Institutional Activity Policy No. 1, Page 93:</u> Locate schools on or near major arterials or collectors, and provide adequate parking and automobile access.

<u>Urban Environment Element – Institutional Activity Policy No. 6, Page 93:</u> Review the location and site design of future institutional uses to ensure their compatibility with adjacent sites.

<u>Urban Environment Element – Recreational Activity Policy No. 1, Page 99:</u> Provide access to all public recreational land.

<u>Urban Environment Element – Institutional Activity Policy No. 4, Page 99:</u> Establish ordinances to require builders and developers to provide lands and/or funds for acquisition and development of land for recreational use. These lands and/or funds shall be based on a standard of providing 4 acres of local parkland per 1000 population.

<u>Urban Environment Element –Infrastructure Policy No. 8, Page 138:</u> Require adequate landscaping or buffering techniques for all new and existing facilities and networks, in order to reduce the visual impact of many infrastructure facilities and networks.

<u>Urban Environment Element Goal, page preceding Page 57:</u> The City shall encourage the development of institutional facilities to serve the needs of its citizens.

<u>Urban Environment Element Goal, page preceding Page 101:</u> To ensure adequate public utilities and communication services to all residents, while maintaining the quality of the environment.

#### CIRCULATION/TRANSPORTATION ELEMENT

<u>Socio-Cultural Element – Social Services Policy No. 2, Page 55:</u> Act to enhance mobility within the neighborhood, mobility within the City, and on the Peninsula as a whole.

<u>Urban Environment Element – Disposal/Recovery System Policy No. 4, Page 112:</u> Require developers to install necessary flood control devices in order to mitigate downstream flood hazard induced by proposed upstream developments.

<u>Urban Environment Element – Disposal/Recovery System Policy No. 8, Page 112:</u> Require the installation of sewers in existing development if alternative sewerage systems endanger public health, safety and welfare.

<u>Urban Environment Element –Transportation Systems Policy No. 4, Page 137:</u> Encourage, together with other [entities], to improve public transportation on the Peninsula and to provide access to other destinations in the region.

<u>Urban Environment Element –Transportation Systems Policy No. 5, Page 137:</u> Explore the establishment of an independent bus system or contact for service with an independent municipal transportation agency.

<u>Urban Environment Element – Noise Aspect Policy No. 1, Page 187:</u> Mitigate impacts generated by steady state noise intrusion (e.g., land strip landscaping, site design).

<u>Urban Environment Element – Noise Aspect Policy No. 6, Page 187:</u> Control traffic flows of heavy construction vehicles en route to or from construction sites to minimize noise.

<u>Urban Environment Element – Visual Aspect Policy No. 5, Page 192:</u> Develop well located vista points to provide off-road areas where views may be enjoyed.

<u>Urban Environment Element Goal, page preceding Page 101:</u> It shall be the goal of the City to provide residents with a safe and efficient system of roads, trails and paths.

<u>Urban Environment Element Goal, page preceding Page 101:</u> It shall be the goal of the City to encourage the increased mobility of residents through the development of an adequate transportation system.

# OPEN SPACE ELEMENT, AND CONSERVATION ELEMENT

<u>Natural Environment Element Policy No. 4, Page 45:</u> Consider in more detail natural environment factors in subsequent factors in subsequent specific area studies as an integral part of these studies.

Natural Environment Element Policy No. 7, Page 45: Encourage study of and funding to preserve unusual flora and fauna.

<u>Natural Environment Element Policy No. 14, Page 45:</u> Maintain the existing natural vegetation of the City in its natural state to the maximum extent possible in all existing and proposed developments, to the extent commensurate with good fire protection policies and encourage the re-establishment of appropriate native plants.

<u>Natural Environment Element Policy No. 15, Page 45:</u> Require a master landscape plan for any proposed development showing the retention/enhancement of natural vegetation proposed, new complementing vegetation, and all efforts involving retention/enhancement/protection of hydrologic factors, vegetation and wildlife factors.

<u>Social-Cultural Element – Social Services Policy No. 1, Page 55:</u> Encourage the development and expansion of meaningful geographic groupings and sub community committees to act as a vehicle for improved communications with citizens, the City staff, and the City Council. Individuals should be encouraged to become involved in the community through interaction, communication and participation.

<u>Social-Cultural Element – Social Services Policy No. 5, Page 55:</u> Encourage the use of town meetings and forums within neighborhoods and citywide to address a variety of issues and subjects of community interest. Facilities for such events should be provided where possible, and annual citywide events should be encouraged.

<u>Social-Cultural Element – Social Services Policy No. 8, Page 55:</u> Develop recreational programs that will address the recreational needs of all citizens, both individually and in groups.

<u>Social-Cultural Element – Social Services Policy No. 12, Page 55:</u> Place special emphasis on the cultural, educational, and recreational needs of individuals, families, and the community and encourage the expansion of existing programs in these areas.

<u>Urban Environment Element – Housing Activity Policy No. 2, Page 78:</u> Require all new housing developed to include suitable and adequate landscaping, open space, and other design amenities to meet the community standards of environmental quality.

<u>Urban Environment Element – Housing Activity Policy No. 10, Page 78</u>: Require all developments that propose open space to be held in private ownership to provide legal guarantees to protect these areas from further development.

<u>Urban Environment Element – Housing Activity Policy No. 17, Page 78:</u> Make an effort through zoning, cooperation with other governmental entities, and acquisition to preserve the rural and open character of the City.

<u>Urban Environment Element – Recreational Activity Policy No. 2, Page 99:</u> Continue to sponsor recreation programs within the City considering the diversity of needs.

<u>Urban Environment Element – Recreational Activity Policy No. 8, Page 99:</u> Encourage local citizens groups to participate in the planning, development, and maintenance of recreation facilities to the extent possible.

<u>Urban Environment Element - Recreational Activity Policy No. 11, Page 99:</u> Encourage public use of institutional recreation facilities, where possible.

<u>Urban Environment Element – Disposal/Recovery System Policy No. 1, Page 112:</u> Take an active interest in waste management and recycling programs and offer assistance to groups attempting to offer solutions to the problem of waste.

<u>Urban Environment Element –Transportation Systems Policy No. 6, Page 137:</u> Design path and trail networks to reflect both a local and regional demand, while maintaining the unique character of the Peninsula.

<u>Urban Environment Element – Transportation Systems Policy No. 7, Page 137:</u> Require all path and trail networks to be in separate rights-of-way.

<u>Urban Environment Element –Transportation Systems Policy No. 11, Page 137:</u> Further investigate possible funding sources for acquisition, development and maintenance of paths and trails.

#### SAFETY/SEISMIC SAFETY ELEMENT

<u>Natural Environment Element Policy No. 4, Page 44:</u> Allow no further development involving any human occupancy within the active landslide area, consistent with statutory and case authority.

<u>Urban Environment Element –Safety Policy No. 1, Page 175:</u> Promote the education and awareness pertaining to all hazards which affect residents.

<u>Urban Environment Element –Safety Policy No. 2, Page 175:</u> Adopt and enforce building codes, ordinances, and regulations which contain design and construction standards based upon specified levels of risk and hazard.

<u>Urban Environment Element – Safety Policy No. 3, Page 175:</u> Encourage cooperation among adjacent communities to ensure back-up law enforcement assistance in emergency situations.

<u>Urban Environment Element – Safety Policy No. 4, Page 175:</u> Cooperate with the fire protection agency and water company to ensure adequate water flow capabilities throughout all areas of the City.

<u>Urban Environment Element – Safety Policy No. 5, Page 175:</u> Cooperate with the fire protection agency to determine the feasibility of utilizing the existing helicopter "pad" at the Nike Site for a water refueling location.

<u>Urban Environment Element – Safety Policy No. 6, Page 175:</u> Develop stringent site design and maintenance criteria for areas of high fire hazard potential.

<u>Urban Environment Element – Safety Policy No. 10, Page 175:</u> Ensure that local, County, State, and Federal health, safety, and sanitation laws are enforced.

<u>Urban Environment Element – Safety Policy No. 11, Page 175:</u> Ensure that adequate emergency treatment and transportation facilities are available to all areas of the city.

<u>Urban Environment Element – Safety Policy No. 13, Page 175:</u> Encourage the availability of paramedic rescue service.

<u>Urban Environment Element – Safety Policy No. 14, Page 175:</u> Be prepared to implement contingency plans to cope with a major disaster.

<u>Urban Environment Element Goal, page preceding Page 101:</u> It shall be the goal of the City to provide residents with a safe and efficient system of roads, trails and paths.

## Noise Element

<u>Urban Environment Element – Noise Aspects Policy No. 1, Page 187:</u> Mitigate impacts generated by steady state noise intrusion (e.g., land strip landscaping, site design).

<u>Urban Environment Element – Noise Aspects Policy No. 5, Page 187:</u> Require residential uses in the 70 dB(A) location range to provide regulatory screening or some other noise inhibiting agent to ensure compliance with the noise ordinance.

<u>Urban Environment Element – Noise Aspects Policy No. 6, Page 187:</u> Control traffic flows of heavy construction vehicles en route to or from construction sites to minimize noise.

#### HOUSING ELEMENT

<u>Urban Environment Element Goal, page preceding Page 57:</u> It shall be the goal of the City to encourage the development of housing in a manner which adequately serves the needs of all present and future residents of the community.

<u>Urban Environment Element – Housing Activity Policy No. 1, Page 78:</u> Retain the present predominance of single family residences found throughout the community, while continuing to maintain the existing variety of housing types.

<u>Urban Environment Element – Housing Activity Policy No. 2, Page 78:</u> Require all new housing developed to include suitable and adequate landscaping, open space, and other design amenities to meet the community standards of environmental quality.

<u>Urban Environment Element – Housing Activity Policy No. 3, Page 78:</u> Encourage and assist in the maintenance and improvement of all existing residential neighborhoods so as to maintain optimum local standards of housing quality and design.

<u>Urban Environment Element – Housing Activity Policy No. 6, Page 78:</u> Cooperate with County, State, and Federal agencies, monitoring all housing programs offered, and studying their desirability of implementation in the City.

<u>Urban Environment Element – Housing Activity Policy No. 8, Page 78:</u> Initiate strong code enforcement programs so that scattered housing problems are solved rapidly to prevent even small-area deterioration.

## SPECIFIC PLANS

<u>Urban Environment Element – Housing Activity Policy No. 7, Page 85:</u> Require adequate provisions be incorporated into commercial site design to reduce negative impacts on adjoining areas.

<u>Policy No. 1, Page U-28:</u> Encourage future residential development to provide recreational facilities to meet the needs of their residents.

<u>Policy No. 2, Page U-28:</u> Encourage new developments adjoining public trails to design internal trails to link with the public trails.

<u>Policy No. 4, Page U-28:</u> Require all parks to provide adequate parking within their boundaries to meet their projected carrying capacities.

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2008 Annual Report (January 1, 2008 – December 31, 2008) Prepared by:

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City of Rancho Palos Verdes

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